

PLANNING AND DEVELOPMENT



TO: Distribution List
FROM: Seminole County Development Review
RE: PRE-APPLICATION REVIEWS: 12/2/2009

Please be advised that Pre-Application Reviews are scheduled for the projects detailed in the enclosed list. These reviews provide the applicant with beneficial information and allow the staff to address any concerns prior to the applicant's submittal of plans to the Development Review Division. **The meetings are held in Room #3024 on the Third floor.** Should any further information be needed, please contact your Project Manager. Thank you.

Note: If a meeting is required, staff will notify the Applicant by: 11/27/2009

PRE-APPLICATION REVIEW		
10:20 AM	Project Name: East McCulloch Road Type: Rezone/Site Plan Applicant: John Frith, P.E./ Frith & Associates Proj Manager(s): Ian Sikonia 407-665-7398/ Cynthia Sweet 407-665-7443 Proj #: 09-8000091	PID: 34-21-31-300-019A-0000 Dist: 1-Dallari Zoning: A-1 Acres: 2.27 Project Location: E. McCulloch Road just North of University Central Florida.
10:40 AM	Project Name: Sanlando Springs Road W (434) Type: Special Exception Applicant: T-Mobil USA, Inc. Proj Manager(s): Kathy Fall 407-665-7389/ Brian Walker 407-665-7337 Proj #: 09-8000092	PID: 01-21-29-5CK-170B-0010 Dist: 4-Henley Zoning: LDR Acres: 2+- Project Location: 434 W. Sandlando Springs Road
AM	Project Name: Type: Applicant: Proj Manager(s): Proj #:	PID: Dist: Zoning: Acres: Project Location:
TIME AM	Project Name: Type: Applicant: Proj Manager(s): Proj #:	PID: Dist: Zoning: Acres: Project Location:

DEVELOPMENT REVIEW DIVISION

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 34-21-31-300-019A-0000

Attach list of all parcel ID numbers associated with the project site.

NAME: Mr. John Frith, P.E.

COMPANY: Frith & Associates, Inc.

EMAIL ADDRESS (REQUIRED): jfrith@aol.com

ADDITIONAL EMAIL ADDRESS:

DAYTIME PHONE: (407) 363-0739 FAX NUMBER: (407) 363-2978

SUBJECT PROPERTY ADDRESS: E. McCulloch Road

OF ACRES: 2.27 Ac.

PROJECT NAME: New Day Spa Building

PROPOSED USE: ☒ Commercial/Retail ☐ Industrial ☐ Office ☐ Mixed-Use ☐ Residential

CURRENT ZONING: A-1 CURRENT USE: Vacant

REVIEW TYPE: ☒ Site Plan ☐ Subdivision: ☐ Commercial ☐ Single Family
☒ Rezone Current A-1 Proposed PCD
☐ Land Use Amendment Current Proposed
☐ Special Exception

REQUIRED ATTACHMENTS:

☒ ATTACH NARRATIVE WITH PROJECT DESCRIPTION

☒ ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS

☒ ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

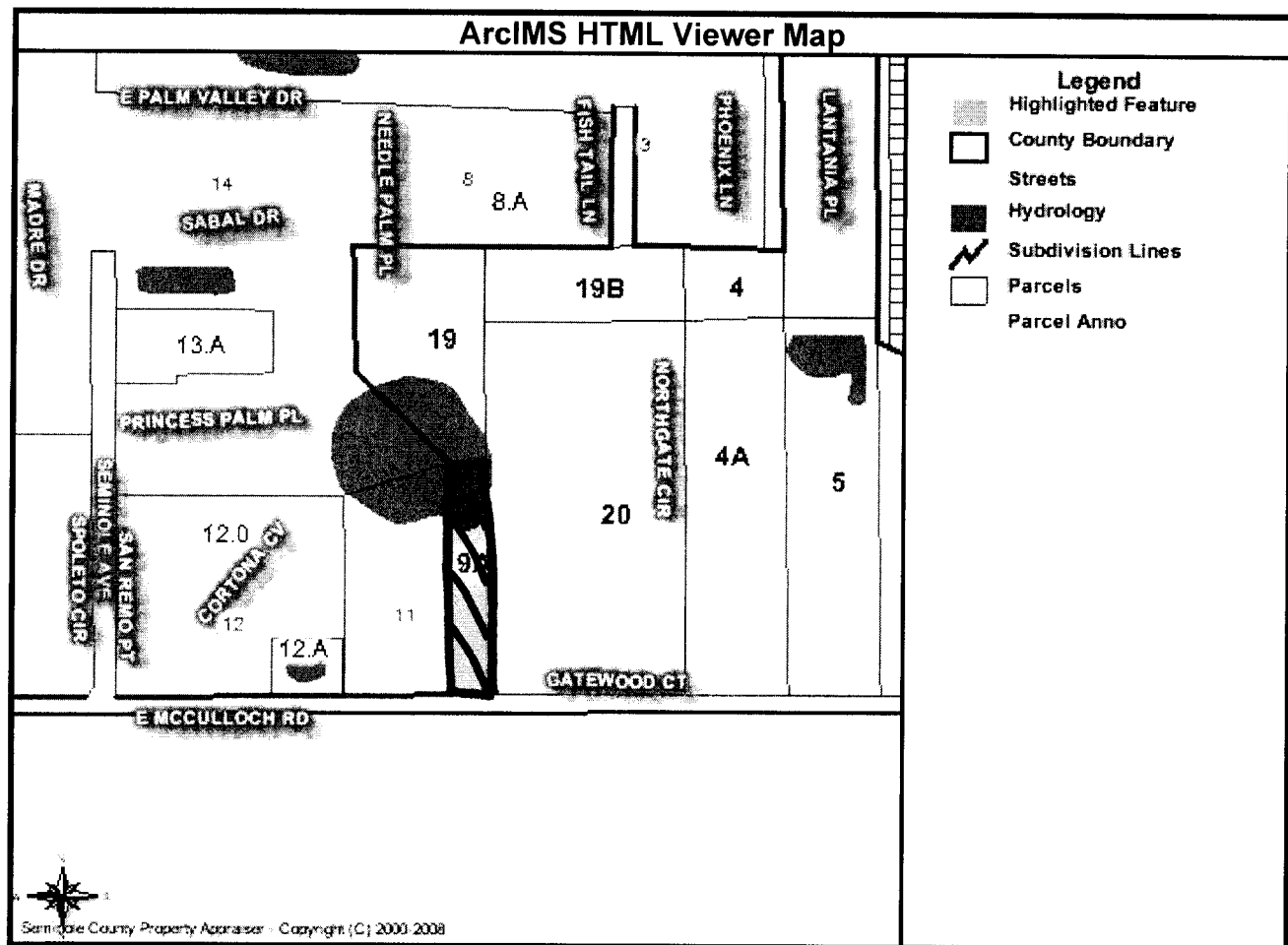
*****THIS BOX FOR STAFF USE ONLY*****

PROJECT MANAGER: IS/CDS RECEIVE DATE: COMMENTS DUE:

☐ ATTACH PROPERTY APPRAISER DATA SHEET.

☐ PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
 (list project name and GUI number)

09-8000091



FRITH & ASSOCIATES, INC.

Civil Engineering & Land Planning

8811 Great Cove Drive · Orlando, Florida 32819 · (407) 363-0739

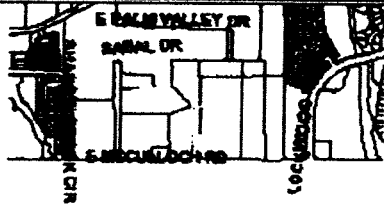

October 2009

Re: Day Spa Building
McCulloch Road
Seminole County, Florida
Parcel I.D. No. 34-21-31-300-019A-0000

Narrative

The site is located on East McCulloch Road, just north of the University of Central Florida, in Seminole County, Florida. The 2.27 acre property is zoned A-1 Agricultural and contains wetlands. The site is also located in the 100-year flood plain.

The owner proposes to construct a 3,500 s.f. +/- two-story Day Spa Building (2,000 s.f. footprint) with a pool at the site. A paved 18 space parking area is also proposed. Stormwater runoff will be stored by an underground exfiltration trench. Water and sewer is to be provided by Seminole County Utilities. The remainder of the site is to be left natural and placed in a conservation easement.

PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 N. Palm Ave WINTER FL 32777-1400 407-897-7500																																			
GENERAL Parcel Id: 34-21-31-300-019A-0000 Owner: JOHNSON ERROL W S Mailing Address: 20 WINDSOR ISLE DR City, State, Zip Code: LONGWOOD FL 32779 Property Address: Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dcr: 99-ACREAGE NOT AGRICULT		VALUE SUMMARY <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>VALUES</th> <th>2009 Working</th> <th>2008 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td>0</td> <td>0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Land Value (Market)</td> <td>\$27,220</td> <td>\$34,020</td> </tr> <tr> <td>Land Value Ag</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Just/Market Value</td> <td>\$27,220</td> <td>\$34,020</td> </tr> <tr> <td>Portability Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Assessed Value (SOT)</td> <td>\$27,220</td> <td>\$34,020</td> </tr> </tbody> </table> <p style="text-align: center;">Tax Estimator 2009 Notice of Proposed Property Tax</p>	VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value	\$0	\$0	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$27,220	\$34,020	Land Value Ag	\$0	\$0	Just/Market Value	\$27,220	\$34,020	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOT)	\$27,220	\$34,020
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<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																			

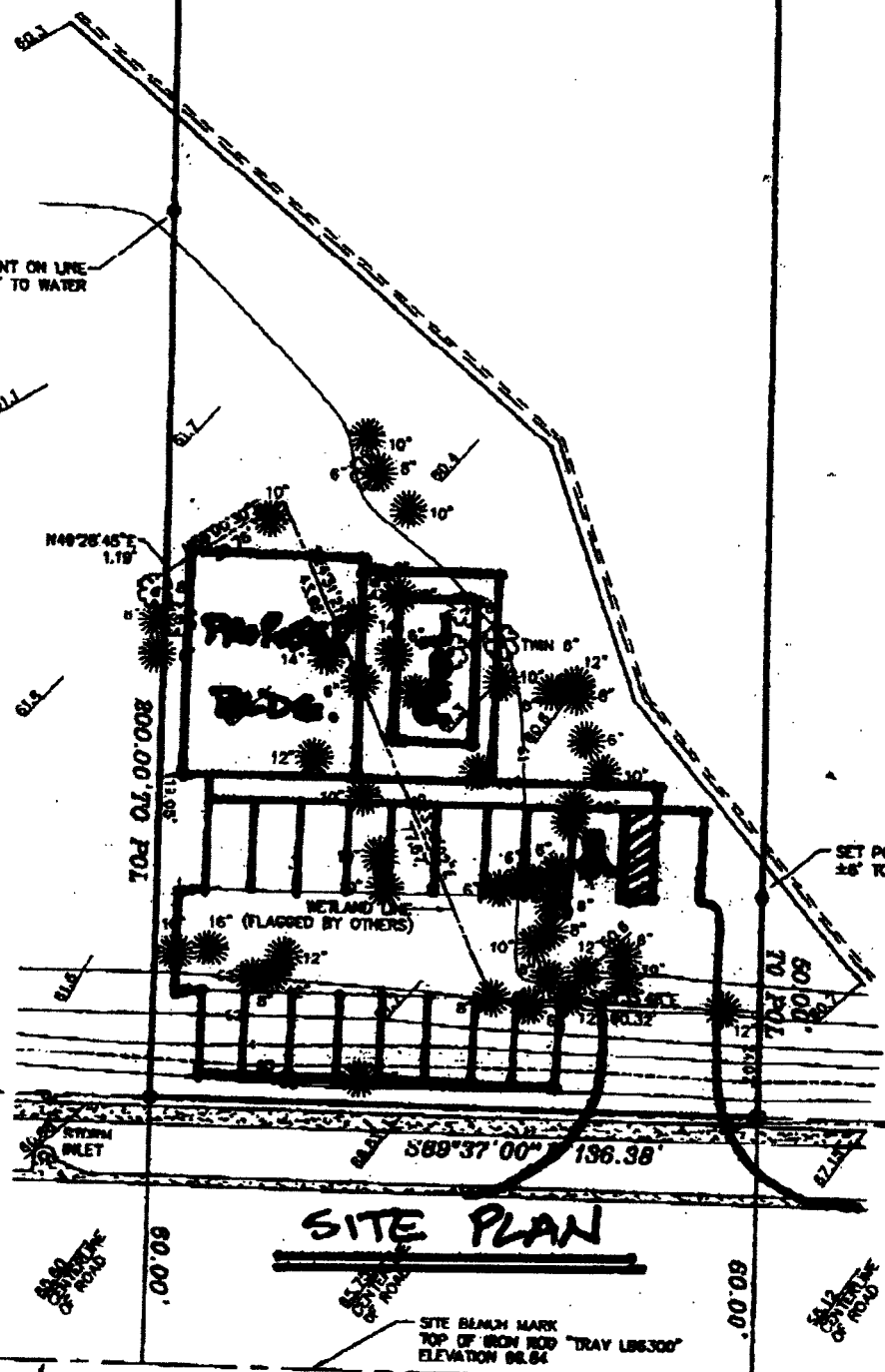
PARK

POND
ELEVATION 80.3
(8/10/05)

EAST LINE LOT 11

SET POINT ON LINE
±21' TO WATER

SET POINT ON LINE
±6' TO WATER



SITE PLAN

MOCULLOCH ROAD
TOTAL WIDTH NOT KNOWN

SOUTH LINE OF THE SOUTHEAST
1/4 OF SECTION 34-21-31

SURVEYOR'S NOTES

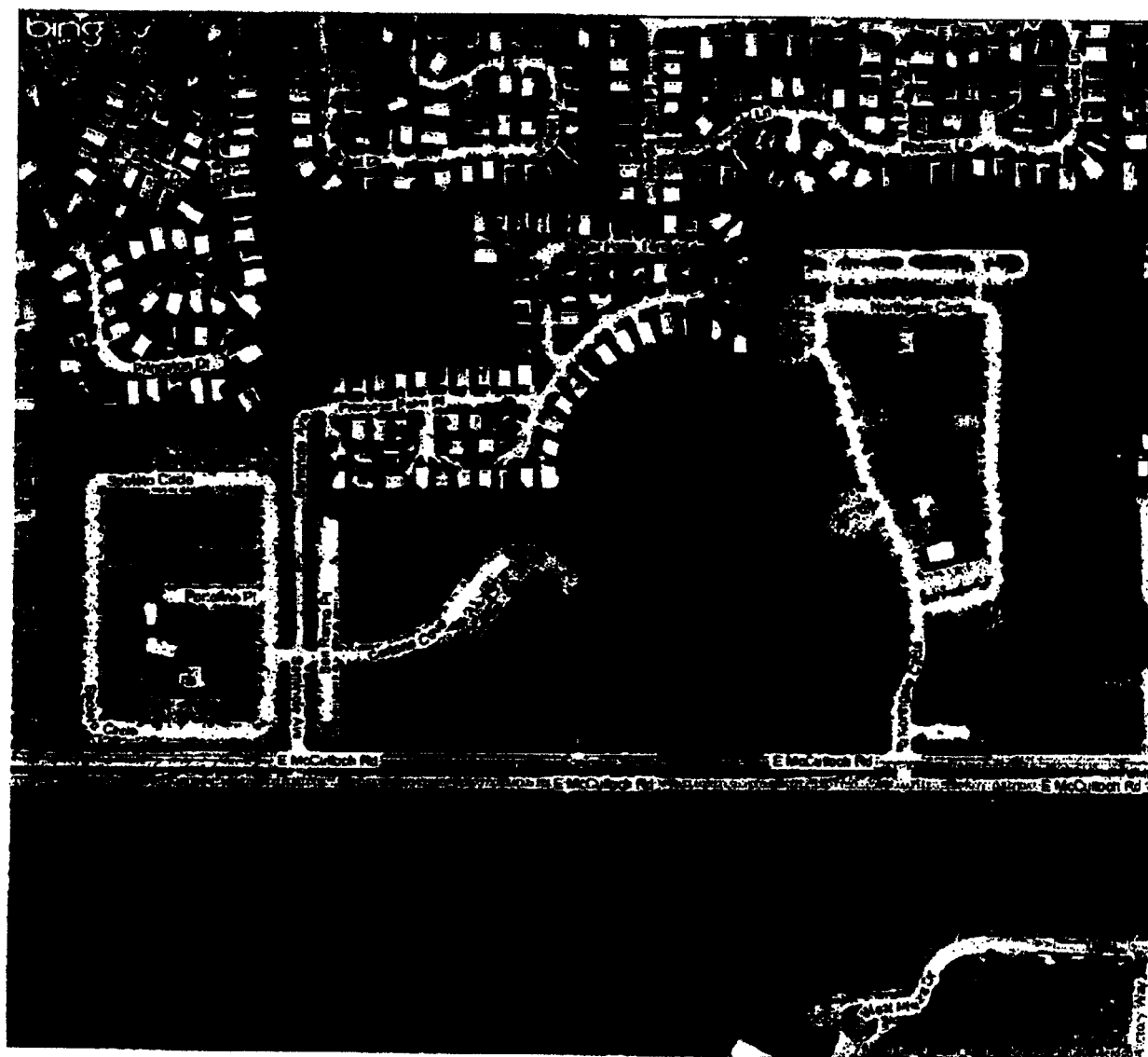
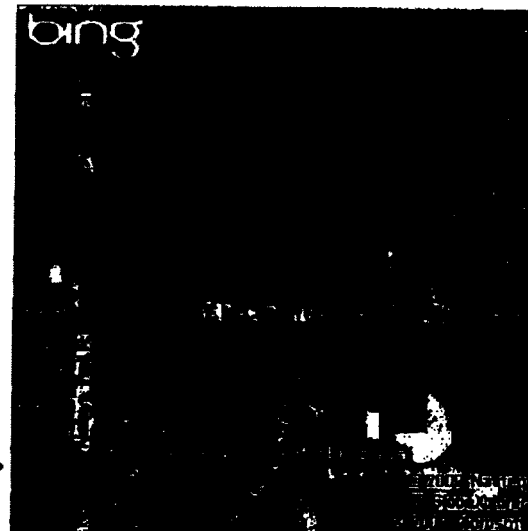
1. ELEVATIONS ARE BASED ON ORAN

Bing Maps

My Notes

FREE! Use Bing 411 to find movies, businesses & more! 800-BING-411

EXISTING CONDITIONS



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PROJECT INFORMATION

PROPERTY APPRAISER ID #:

Attach list of all parcel ID numbers associated with the project site.

NAME: 01-21-29-504-170B-0010

COMPANY: T-Mobile USA Inc.

EMAIL ADDRESS (REQUIRED): sdenan@aol.com

ADDITIONAL EMAIL ADDRESS:

DAYTIME PHONE: (321) 693-6945 FAX NUMBER: (321) 779-8086

SUBJECT PROPERTY ADDRESS: 434 W Sanbando Springs Rd.

OF ACRES: Lease Area 1600 SF

PROJECT NAME: T-Mobile - Rolling Hills Church

PROPOSED USE: ☒ Commercial/Retail ☐ Industrial ☐ Office ☐ Mixed-Use ☐ Residential

CURRENT ZONING: Low Den. Res. CURRENT USE: Church

REVIEW TYPE: ☐ Site Plan ☐ Subdivision: ☐ Commercial ☐ Single Family
☐ Rezone ☐ Land Use Amendment ☒ Special Exception
Current _____ Proposed _____
Current _____ Proposed _____

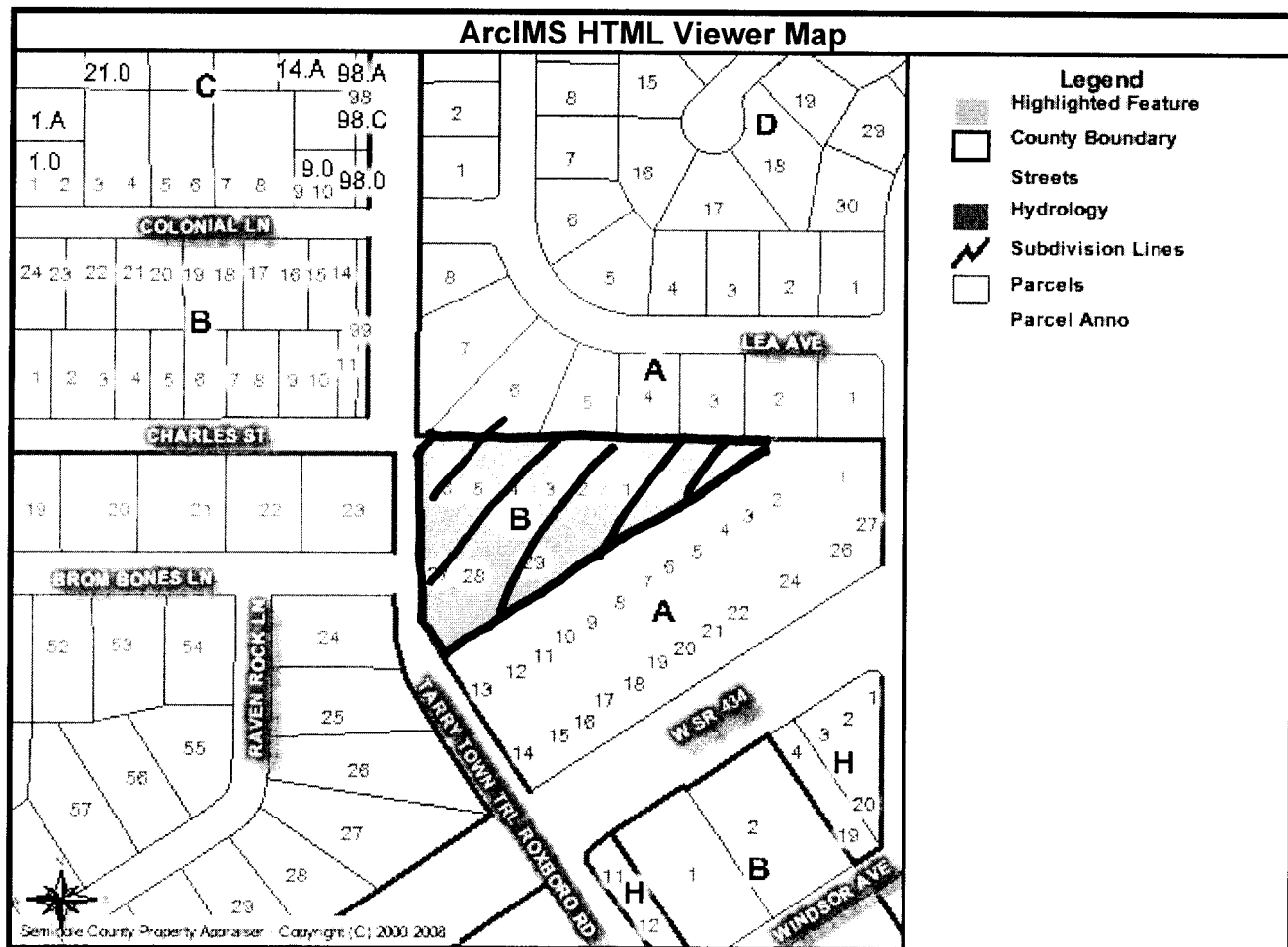
REQUIRED ATTACHMENTS:

- ☐ ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ☒ ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ☒ ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

***** THIS BOX FOR STAFF USE ONLY *****

PROJECT MANAGER: KF/BMW RECEIVE DATE: _____ COMMENTS DUE: _____

☐ ATTACH PROPERTY APPRAISER DATA SHEET.

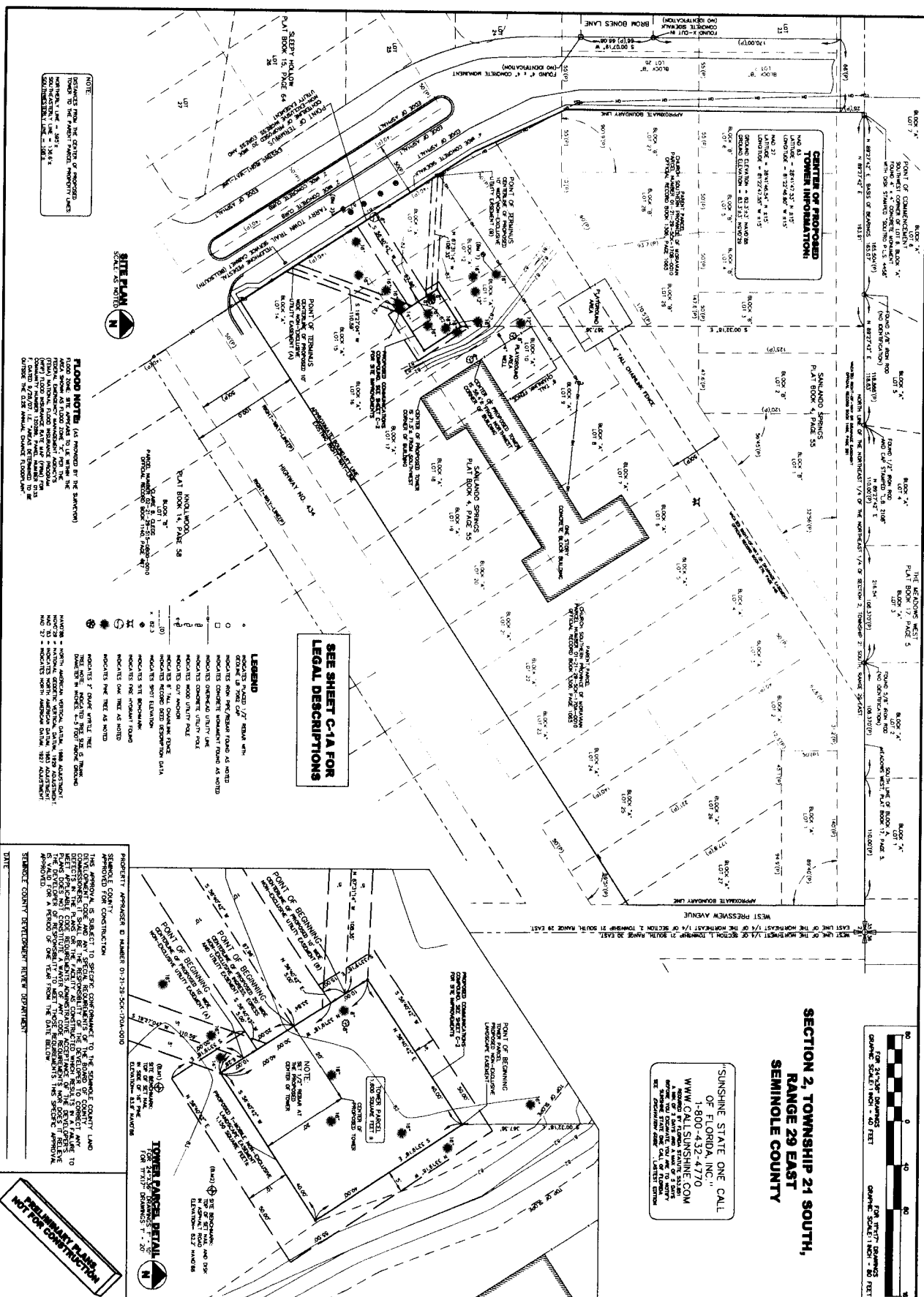


E778 - T-MOBILE ROLLING HILLS CHURCH

Construct a 130' monocross tower
@ the South West corner of PID
01-21-29-56K-170B-0010.

The tower compound will adjoin the
existing church use.

Because the tower is greater than
100' it administratively cannot
be considered camouflaged - There
for variances to the 300% Separation
will be required.



**SECTION 2, TOWNSHIP 21 SOUTH,
RANGE 29 EAST
SEMINOLE COUNTY**

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OF FLORIDA, INC."
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**PRELIMINARY PLANS.
NOT FOR CONSTRUCTION**

SITE PLAN

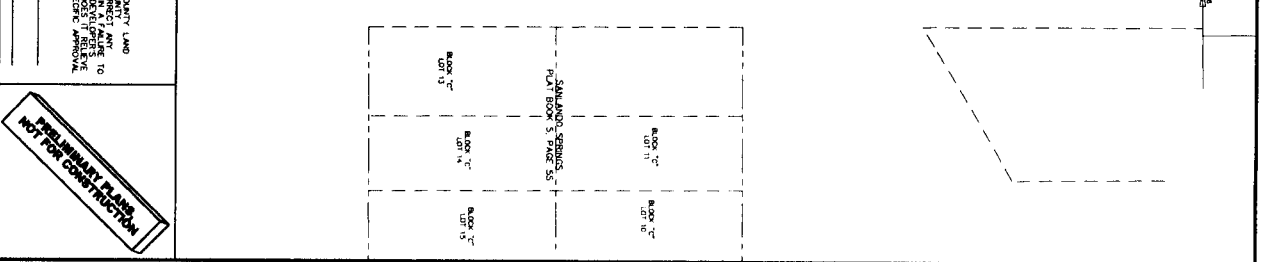
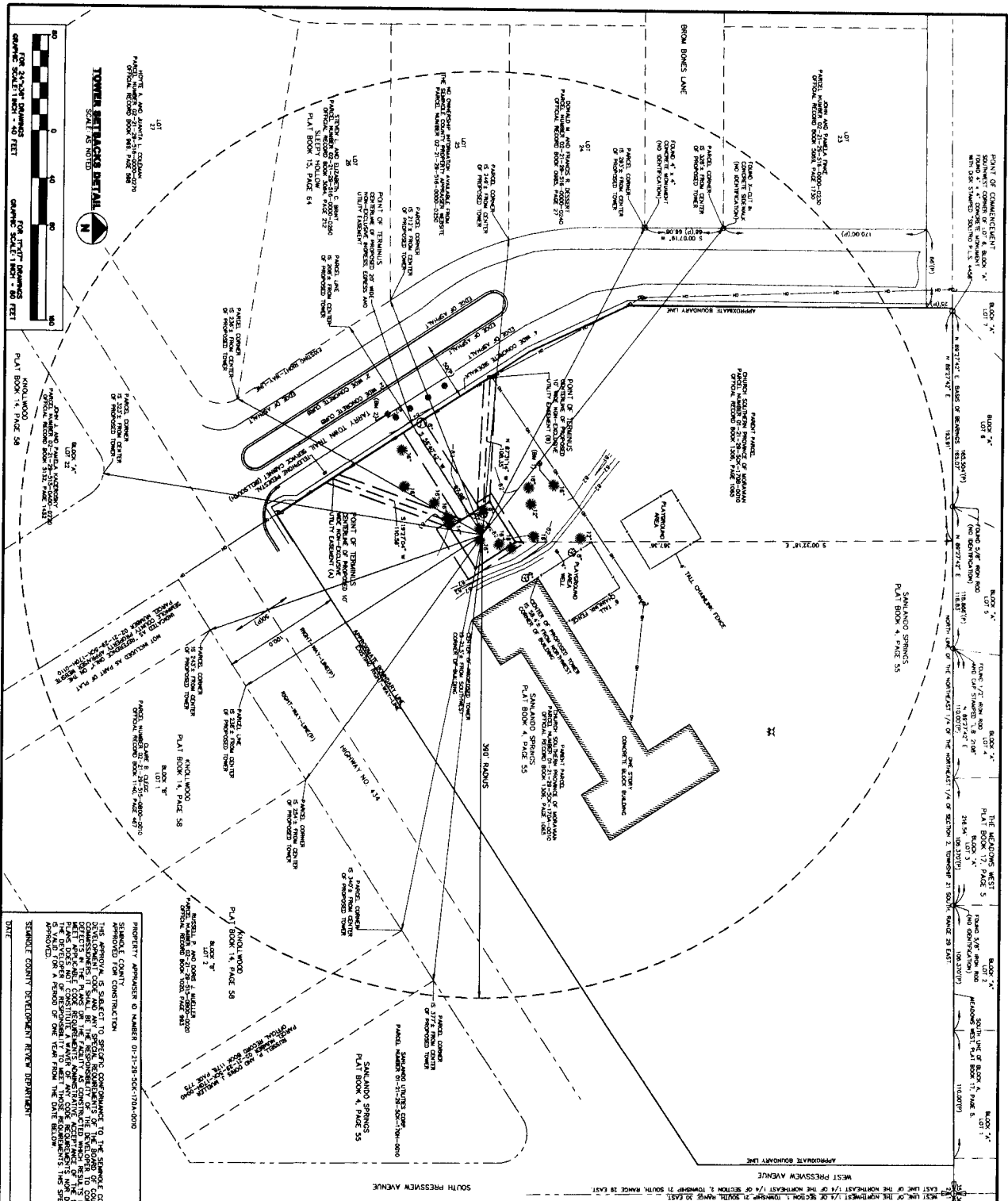
JAMES T. PENNELL, JR.
FL. LICENSE NO.
68806

...T-Mobile®
3407 W. DR. MARTIN LUTHER KING BLVD
TAMPA, FL 33607
A2E0778-A
ROLLING HILLS
1838 W STATE ROAD 434
LONGWOOD, FLORIDA 32780

KCI
TECHNOLOGIES
FLORIDA LICENSE NO.: EED000455
KCI TECHNOLOGIES, INC.
10401 HIGHLAND MANOR DRIVE
SUITE 120
TAMPA, FLORIDA 33610
(813) 740-2300

DRAWN BY: D. REVELS
CHECKED BY: J. FENNELL
APPROVED BY: J. FENNELL

[illegible]



T-Mobile 3407 N. DR. MANLY LANE, TAMPA, FL 33607 A2E0778-A ROLLING HILLS 1433 W. STATE ROAD 434 LORRAINE, FLORIDA 33508		KCI TECHNOLOGIES FLORIDA LICENSE NO. 00000000 KCI TECHNOLOGIES, INC. 10401 HIGHLAND MANOR DRIVE SUITE 120 TAMPA, FLORIDA 33618 (813) 740-2300		DRAWN BY: D. REVELS CHECKED BY: J. FENNELL APPROVED BY: J. FENNELL
ENGINEER: J. FENNELL, P.E. FL. LICENSE NO. 178	DATE: 10/22/08 SCALE: AS SHOWN SHEET NO.: 1 OF 1 TOWER SISTRACKS DETAIL	NO. 1 DATE: 10/22/08 DESCRIPTION: PRELIM PLANS ISSUED FOR OR REVIEW	BY: DR	



NOT TO SCALE

NOTE: ALL T-MOBILE ANTENNA AND COAX DATA BASED ON ASSUMED ANTENNA HEIGHT. CONTRACTOR SHALL VERIFY PROPOSED ANTENNA HEIGHT PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES, INCLUDING, BUT NOT LIMITED TO, ORDERING OF ANY ANTENNA/COAX MOUNTING HARDWARE.



NOT TO SCALE

NOTES:
1. COAX CABLES NO. 6 & NO. 8 SHALL BE WRAPPED WITH GREEN/WHITE TAPE
2. EACH ANTENNA SHALL HAVE (2) TUNERS,
MODEL # ETTN92512UB

PROPERTY APPRAISER ID NUMBER 01-21-29-50K-170A-0070
SEMOLE COUNTY
APPROVED FOR CONSTRUCTION

THE APPROVAL IS SUBJECT TO SPECIFIC COMPLIANCE TO THE STANDING COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFICIENCIES IN THE PLAN OR THE ACTIVITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET THE REQUIREMENTS OF THE STANDING COUNTY LAND DEVELOPMENT CODE. THE DEVELOPER DOES NOT CONSTITUTE A WARRANTY OF ANY CODE REQUIREMENTS. THE DEVELOPER'S PLAN DOES NOT CONSTITUTE A WARRANTY OF ANY CODE REQUIREMENTS. THE DEVELOPER'S ASSUMES THE RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.

SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT
DATE _____

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

Journal of Interpersonal Violence

DRAWN BY: D. REVELS
CHECKED BY: J. FENNELL
APPROVED BY: J. FENNELL

[illegible]

KCI
TECHNOLOGIES
FLORIDA LICENSE NO.: EB20004004
KCI TECHNOLOGIES, INC.
10401 HIGHLAND MANOR DRIVE
SUITE 120
TAMPA, FLORIDA 33610
(813) 740-2300

Mobile
3407 W. DR. MARTIN LUTHER KING BLVD
TAMPA, FL 33607
A2E0778-A
ROLLING HILLS
1535 W STATE ROAD 434
LONGWOOD, FLORIDA 32790

ENGINEER:
JAMES T. PENNELL, PE
FL LICENSE NO.:

THIS ORDERED BY THE PROPERTY OF THE
BIRMINGHAM/CHRYSLER AND MAY NOT BE
USED OR REPRODUCED WITHOUT WRITTEN
CONSENT WITHIN PERMITS.

SCALE	AS SHOWN
DATE	NO 21-78
NO. OF SHEETS	10000225X

SHEET TITLE

**ANTENNA
DETAILS**



Chain link fabric, posts, rails, truss rods, tension wires, the wires, stretcher bars, gates and all miscellaneous fittings and hardware shall meet the requirements of AASHTO W 361, and as specified below stipulated AASHTO and ASTM, signify current reference

Concrete for bases shall be 3000 psi at 28 day strength



PROTECTIVE BARRIERS SHALL BE ERECTED AROUND TREES TO BE RETAINED WITHIN THE PROJECT AREA. ALL OTHER TREES AND SHRUBS TO BE REMOVED SHALL BE CUT AS WELL AS ALONG WITHIN AREAS WHERE SOIL EXPOSURE AND EROSION MAY OCCUR. ALL ALTERATION OR CONSTRUCTION ACTIVITIES THE PROTECTIVE BARRIER SHALL REMAIN IN PLACE UNTIL THE LAND ALLOCATION ACTIVITIES. CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMPLETION OF GRADE IMPROVEMENT AND SOILING. NO GRADING OR DISTURBANCE SHALL OCCUR WITHIN THE BARRIARED AREA.

[illegible][illegible][illegible]

1

KCI
TECHNOLOGIES
FLORIDA LICENSE NO.: K8000499
KCI TECHNOLOGIES, INC.
10401 HIGHLAND MANOR DRIVE
SUITE 120
TAMPA, FLORIDA 33610
(813) 740-2300

[illegible]

[illegible]